

MEDFORD URBAN RENEWAL ADVISORY COMMITTEE MINUTES



MEDFORD
URBAN RENEWAL

November 10, 2021
5:00 – 6:30 P.M.
Virtual Meeting

10. **Roll Call**

Committee members and staff present: Bill Boehning, Marie Cabler, Barbara Laskin, Caprice Moran, Christian Nelson, Councilor Eric Stark, MURA Executive Director Harry Weiss, MURA Administrative Support Technician David Hernandez.

20. **Approval or Correction of the Minutes of July 7, 2021, and October 13, 2021**

The minutes of July 7, 2021 and October 13, 2021 are approved as submitted.

30. **Oral Requests and Communications from the Audience**

None received. Due to the extreme number of COVID-19 cases in Jackson County, no in-person public comments were heard during this meeting.

40. **Continued Committee Business**

None.

50. **Agenda Items**

50.1 Review of Responses to Central Avenue RFQ

The Board received 2 submissions from potential developers which were shared with the Board at the October 28, 2021 MURA Board Meeting.

The Board appointed a Scoring Committee to review and score each submission and develop questions to ask during the interviews at the November 23, 2021 special study session.

Mr. Weiss asked committee members to forward him questions they would like to be asked at the interview no later than November 12, 2021 at 12:00pm.

"Rubicon Development" is a small local company that has knowledge of the City of Medford while "Standard Communities" is a nationwide housing and real estate company that is based in several states.

Mr. Weiss showed the committee the responses of both developers.

Mr. Nelson asked if MURA can ensure that developers will not halt production from lack of capital or resources.

Mr. Weiss explained that MURA's development agreement would include provisions for project completion, as well as project definition based upon funding sources.

Mr. Nelson, Mr. Stark, and Ms. Cabler encouraged a project that would create the most housing units.

The Committee came to a consensus that they would not make a specific recommendation regarding the respondents.

Mr. Weiss told the committee that a summarized version of this conversation will be explained at the special study session meeting on November 23, 2021.

60. Committee Reports

None.

70. Committee Member Remarks

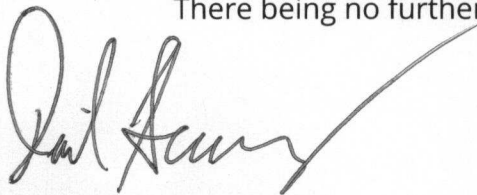
Mr. Weiss explained that the MURA Advisory Committee meetings will continue being held virtually and all committee members will now receive a recurring meeting notice in their calendar along with a zoom link of that specific meeting.

80. Staff Reports

Mr. Weiss reported that the Board will also consider the reclassification of 3rd Street behind the projected hotel site as Type III Special Design Street under the Central Business Overlay standards at the special study session on November 23, 2021. Based on the direction given, the concepts will be brought to the MURAAC for review.

90. Adjournment at 6:17 p.m.

There being no further business, the meeting was adjourned at 6:17 p.m.



David M. Hernandez

Administrative Support Technician / Medford Urban Renewal Agency